

## **Salem Square Board Meeting**

Monday, August 24, 2020 6:30 pm

Conducted via Telephone

### **August Board Meeting Minutes**

- A. Roll Call and Approval of July Meeting Minutes. Roll Call. Present were Joe Sexton, President; Bricks Avalon, Vice President; Robert Hourigan, Treasurer; Cheri Boden, Secretary; Belinda Motamedi, At-Large; Barbara McGee, Staff Assistant, Landscaping Committee; Winnie Miller, past President. July minutes were approved with one correction. When we file a lien, the opinion of the lawyer is, it is okay to drop it at resident's door and, we must notify by certified mail.
- B. Building and Grounds
  - 1. Concern with drain pans in our residences. Many above ceiling drip pans are old and rusted. Sediment is going down drainpipe and requires maintenance. United was putting up a new pan over the old pan so rust was getting into the drains. Be watchful and do not allow this practice in your residence.
  - 2. Recoating/rebuilding decks. Painting doors & hanging shutters. A few shutters continue to be backordered. Also, we are looking for a company who will recycle our old vinyl shutters. Please welcome Charlie Zupetz working a minimum number of hours per week grinding handrails, trimming shrubs, and cleaning hallways. Thank Ronnie (and Charlie) for how good our condos look this summer.
  - 3. Regarding Roofs: If you see an issue, let maintenance know when you first notice it. Buildings A, D, and H had leaking issues around flashing that created damage which would have been prevented had issues been reported sooner.
- C. Treasurer's Report
  - 1. Checking stands at \$106,448. Reserve is at \$158,606.
  - 2. Our CD balance is \$16,743.
  - 3. We received a refund check from the pool company which looked good on our financials for this month.
  - 4. A friendly reminder. Please continue to watch electric usage. While we cannot do much except stay home this hot summer, we can practice awareness to not overuse. LG&E examples, Close windows shades during the hottest part of the

day. If you chose to open your condo windows/door, adjust your thermostat so cool air does not get wasted.

5. Assessment notices will soon be set on residents' doors. This is a friendly reminder first assessment is due September 30<sup>th</sup>. The notice will list payment options. This information will also be included on our website.

[www.salemsquarecondominiumms.com](http://www.salemsquarecondominiumms.com)

#### D. Landscaping Committee

1. The C 5-8 entrance

Old plants have been removed. Chris, we appreciated your volunteering. The cleared area is brighter and more attractive.

Chris single-handedly killed a wacko mole that day.

2. The Garden behind E building

We offered and weeded this garden one time only while the resident decided what to do. She decided to take it out and then, changed her mind. It is at a high elevation and a challenging task to maintain. When a condo is purchased and it comes with a garden, it is the new resident's responsibility to maintain its appearance or remove it and plant grass. We do not offer volunteer landscaping services. We have written to the owner and are now waiting for a reply.

3. Courtyard A-D.

We are working on improving condition of north courtyard. The beautiful Japanese Maple died, and the soil is resting. We are sending a soil sample to the county extension office to help us figure out what will make a successful planting, possibly amending the soil. Also, between A & D, the grass is damaged and needs sod. This will be tabled until September when temps are cooler, and watering everyday can be effective.

#### E. Old Business

1. Carpet H 1-4 Installation

We will notify residents when we specifically know the date. The heavy-duty carpet color/design is called Touchdown. It is a rich darker shade that accents the blues and greys and will resist staining and wear. Currently, we are waiting on the carpet, expected end of month.

## 2. Bee Removal Story

The past couple weeks there have been no sign of bees on the pole next to H building. They seem to have left their residence. We will wait until October to plug holes on both sides and seal off what we can. Residents will be notified as LG&E will need to shut off electricity four hours. Some discussion on who will do the work. Also, we will call LG&E to ask what materials we would use and guidance on directions. Discussion tabled until next meeting.

## 3. Cameras

Our maintenance will look at the cameras and boxes in our four locations, clean them and check connections. Further discussion on implementing change is tabled as we are waiting on further research.

## 4. C Basement Cleanout

Our thanks to owners who worked on this project. Our maintenance now has space they need for their materials, wheelbarrow, and ladders. Keep up the good work! Interior Doors will be delivered to Re-Store which is used by Habitat for Humanity and community people looking for a good buy for home improvement projects.

## 5. Five-Star Roofing

We have a warranty concern and cannot get this company to call us back. These are not our new roofs, rather it is the earlier company. We have a 10-year labor warranty and 20 years on materials. We will send out another certified letter asking them to reply by a given date and hope they do so.

## 6. Insurance

Bricks, our VP, is contacting agents and researching insurance coverage options including quotes.

## F. New Business

### 1. G Basement Clean-Up

The Board voted unanimously to go back to what was before. The basement floor storage was designed for seasonal items such as Christmas trees, bicycles, and porch items you wanted put away after summer. This simply has gotten out of hand. The large sign at the west entrance to G basement explains what is permissible on this open floor. It is also found in the rules and regulations for Storage on our website, [www.salemsquarecondominiums.com](http://www.salemsquarecondominiums.com) We apologize for the inconvenience and work

involved. It did not happen overnight, and it will not resolve itself. Starting now, begin to figure out what to do with stuff. The first place is to look in your personal condo assigned storage unit. Maybe there is available space. These lockers are on the other side of the closed, but not locked, basement door. If we can be of help, call.

## 2. Unit in F Building

This is an unoccupied unit where leaking water damage exists. It has caused damage to floor, subfloor, and floor joists. In this condo, there is no A/C or heat. We are sending the owners a letter explaining their responsibility to maintain property. The Board voted to pursue this to resolution.

## 3. Inoperative vehicle

There are at least 3 cars being kept on property that cannot be driven due to licensing issues, or mechanically they will not move. We will send letters and recommended that owners find outside storage. This is tabled for further action.

## 4. Dryer violations

Two condos, one in H and one in G have illegal installed venting. H goes through the floor under the building with lint accumulation blocking venting and causing inside condensation as well. The G building venting goes through the roof. We cannot tackle this until the new roof is installed. If you have questions about your venting installations, please ask our maintenance. We need compliance to prevent fire hazards.

5. A member of our association has been given approval to post voting information on hallway bulletin boards. Anyone who wishes can request an absentee ballot can go to [GoVoteKY.com](https://www.GoVoteKY.com) and click on the "Absentee Ballot Request."

## G. Adjournment

Meeting adjourned at 8:54pm